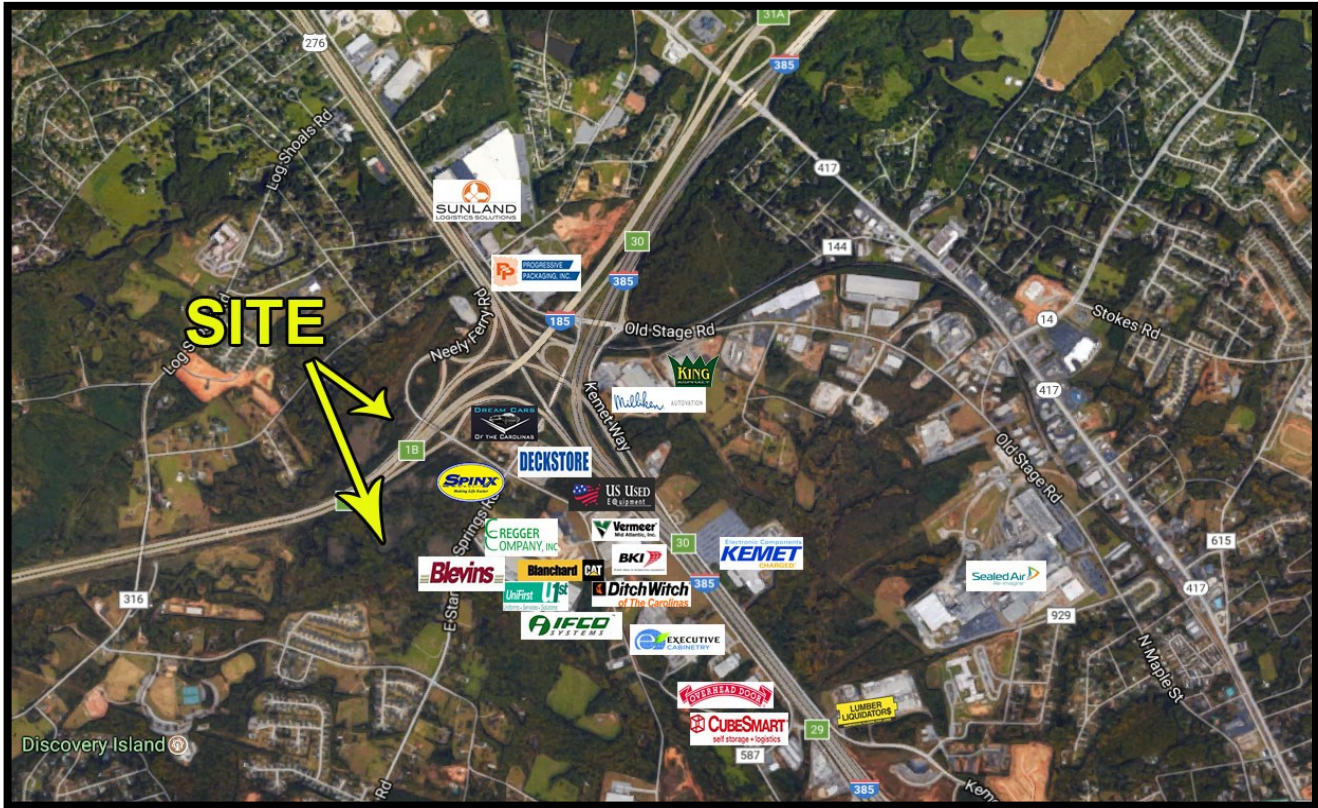


E. Standing Springs Road @ Neely Ferry Road  
Simpsonville, SC 29681

Price  
Reduced!



## FOR SALE

**PROPERTY TYPE:** Land

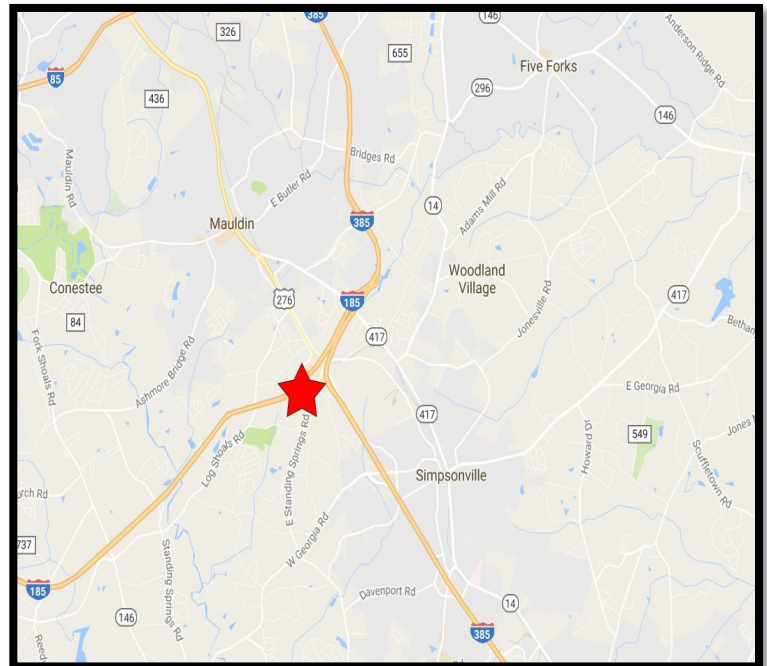
**ACREAGE:** ±83.4 Acres

**REDUCED SALE PRICE:**  
~~\$45,000/Acre~~ \$42,500/Acre

**ZONING:** I-1 Industrial (Greenville County)

### DETAILS:

- All utilities available
- Subdividable
- Excellent site with double road frontage on the Southern Connector
- 2016 Traffic Counts: I-385: 64,700 VPD  
US Hwy. 276: 21,400 VPD
- Greenville County Tax Map No.: 0573010101200



George Zimmerman, CCIM  
Robert Zimmerman

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Mobile (864) 979-5257

Mobile (864) 444-6337



# E. Standing Springs Road @ Neely Ferry Road

Simpsonville, SC 29681

Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
<b>Total Businesses</b>	77	1,638	3,746	3,039	14,645	44,319	39	9	12
Retail	16	235	490	2,212	4,140	9,420	138	18	19
Wholesale	12	62	174	248	737	2,578	21	12	15
Hospitality & Food Service	0	88	188	0	1,271	3,266	0	14	17
Real Estate, Renting, Leasing	5	93	214	17	506	1,168	3	5	5
Finance & Insurance	2	151	286	8	654	1,595	4	4	6
Information	0	14	46	0	122	1,382	0	9	30
Scientific & Technology Services	6	146	318	38	611	2,486	6	4	8
Management of Companies	0	1	5	0	3	34	0	3	7
Health Care & Social Assistance	2	304	732	2	2,071	5,166	1	7	7
Education Services	1	44	89	85	966	2,557	85	22	29
Public Administration & Sales	0	28	44	0	359	460	0	13	10
Arts, Entertainment, Recreation	1	24	55	2	214	639	2	9	12
Utilities	0	0	5	0	0	264	0	0	53
Admin Support & Waste Management	5	54	179	22	188	1,289	4	3	7
Construction	8	108	322	30	478	1,919	4	4	6
Manufacturing	10	53	179	247	1,124	7,418	25	21	41
Agriculture, Mining, Fishing	0	2	5	0	6	15	0	3	3
Other Services	9	231	415	128	1,195	2,663	14	5	6



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